

Board of Selectmen's Meeting Minutes
November 1, 2007
Harpswell Town Office
Approved on November 15, 2007

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Selectmen Present: Amy N. Haible, James S. Henderson and Chairman Samuel W. Alexander

Staff Present: Kristi Eiane, Town Administrator and Tracey Thibault, Code Enforcement Officer and Interim Town Planner

Chairman Alexander moved, seconded by Selectman Haible to resume open session; motion passed 3-0.

Call to Order and Pledge of Allegiance: The meeting was called to order by Chairman Alexander at 6:30 p.m. with the Pledge of Allegiance. The meeting was videotaped and broadcast live on Harpswell Community Television.

1. Adoption of the Agenda: Chairman Alexander moved, seconded by Selectman Henderson to adopt the agenda as printed; motion passed 3-0.

2. Town Administrator's Report: Administrator Eiane reminded the public that November 6 is voting day and that there is a municipal referendum with two questions (Mitchell Field Master Plan and Cribstone Bridge) on the ballot. Administrator Eiane stated that if the \$35,000 appropriation is approved on November 6 for the preliminary work at the Cribstone Bridge for the future relocation of the utilities, the Town is not obligated to do the next step, the Town would vote on that issue. Administrator Eiane announced the Town is looking for who might be its oldest resident to be awarded the Boston Post Cane and people should contact the Town Office with information and suggestions. Administrator Eiane reported the Town held its annual Flu Clinic today in cooperation with CHANS and with over 100 people attending, it was a success.

3. Selectmen's Announcements: Chairman Alexander announced the Town is very close to reaching an agreement with Tower Specialist, who will construct a communications tower on Town property. Chairman Alexander announced the evaluation of the Town by the County is \$1,983,850,000 for 2008 and he encouraged the other Selectmen to consider this figure and what, if anything, should the Town do with it. Selectman Henderson stated he and Selectman Haible made a very rewarding visit to the Mt. Ararat Middle School and spoke with 7th grade Harpswell students regarding Town government.

4. Mitchell Field Update: Melinda Small, from the Mitchell Field Committee, thanked everyone for their participation in the process and encouraged everyone to vote for the Plan on November 6. Glenn Gott asked whether the land would be sold with the affordable houses shown in the Mitchell Field Master Plan and why the vote is secret ballot. Selectman Haible noted there were multiple public meetings regarding the Mitchell Field Plan and that many people vote at secret ballot referendums. Dan Boland commented that less than 10% of the voters decide the fate of the community and supported the secret ballot vote regarding Mitchell Field.

5. Washburn and Doughty Update: Bruce Doughty gave a brief history regarding his desires to investigate expanding his shipbuilding business in Harpswell. Mr. Doughty explained that to meet his commitments, he wished to be in business at this time in an expanded site. Mr. Doughty explained that this site at Mitchell Field was very attractive for several reasons. Mr. Doughty stated that it didn't work out for many reasons, including the relocation of his potential site by the Mitchell Field Committee and the needed timeline for a lease agreement being in August. Mr. Doughty acknowledged that the Town's proposal of a \$300,000 lease plus taxes was greater than fair market value. Mr. Doughty noted that at the same time he was negotiating with Harpswell, he was interested in a piece of property abutting his East Boothbay business. Mr. Doughty thanked the people that voted in favor of his business in May and those that phoned in support. Mr. Doughty thanked Kristi Eiane, Samuel Alexander and members of the Mitchell Field Committee, and the Negotiation Committee

specifically for their help. Mr. Doughty explained he wants to leave on a positive note and that it's unfortunate that too many people oppose whatever is proposed for the benefit of the Town. The Board of Selectmen thanked Mr. Doughty for his efforts and apologized that the negotiations with Harpswell couldn't come to fruition. Mr. Doughty explained that time just ran short. Chairman Alexander stated that there will be a draft report available from the Negotiation team soon.

6. Conservation Commission Update: Tracey Thibault, Code Enforcement Officer and Interim Town Planner, stated the Commission will be reviewing the new open space draft plan on Monday.

7. Open Bids for Replacement of Failed Septic System: Chairman Alexander opened the bids as follows: RA Webber \$14,950.00; JR Hill & Sons \$16,675.00; John Davis Construction \$7,600.00; Ed Skillins & Sons \$14,500.00; and Tupper Construction \$12,935.00. The Board discussed the variances in the bids and what is expected of the contractor. Chairman Alexander moved, seconded by Selectman Haible to award the bid for Project 2 to Ed Skillins and if Davis withdraws then to Tupper Construction; motion passed 3-0.

8. Open Bids for Overboard Discharge System: Chairman Alexander opened the bids as follows: RA Webber \$26,880.00; John L Davis \$9,100.00; JR Hill & Sons \$17,250.00; Ed Skillins \$9,500 and Tupper Construction \$23,225.00. Chairman Alexander moved, seconded by Selectman Henderson to award the bid to John L. Davis Constructions pending DEP approval; motion passed 3-0.

9. Proposed Public Easement Near Giant's Stairs: John Robbins, an abutter to the Giant's Stairs property (Town-owned), gave a brief overview of how many people he and his wife see using the property for a variety of events. Mr. Robbins explained that besides the formal paths on Town property, there is a path directly behind the monument that crosses through about 200 feet of his property onto a neighboring right-of-way owned by the Langs and Bakers and back out to Washington Avenue. Mr. Robbins stated that he and his wife, the Langs and the Bakers want to give easements in perpetuity to the Town to allow the public legal access through this existing single person natural path. Chairman Alexander clarified that this proposal is separate from the on going project of improving the existing path on the Giant's Stairs property. The Board agreed to arrange for a public meeting to further discuss this proposal and invite the Town Lands Committee, the Robbins, the Langs, the Bakers, the Murphys, Harpswell Heritage Land Trust and all the abutters. The tentative dates are Tuesday, November 20 at 4:00 pm and December 11 at 11:00 am. Mr. Robbins will call people to see which date works best and then let Administrator Eiane know.

10. Committees

- **Mission Statement:** Chairman Alexander moved, seconded by Selectman Haible to post pone the Town Lands Mission statement until the next meeting when someone from the Committee can be in attendance; motion passed 3-0.
- **Appointment:** Chairman Alexander stated this application is for the Harbor & Waterfront Committee or the Town Lands Committee and that both are currently filled with 7 members. Chairman Alexander moved, seconded by Selectman Haible to table this application; motion passed 3-0.

11. Consider Request from Harpswell Heritage Land Trust to Waive Solid Waste Disposal Fee: Reed Coles, Director of the Harpswell Heritage Land Trust, explained Russell Oakes donated a 3-acre parcel to the Trust in the Lowell's Cove area on Orr's Island with the understanding that the property will be maintained as public park and that the three existing old buildings on the property be torn down. Mr. Coles requested that the Transfer Station fees be waived for the disposal of the demolition debris. Administrator Eiane stated that she and Jim Gordon, Recycling Center/Transfer Station manager, visited the site with Reed Coles and Charlie Johnson and it is estimated that each building will be approximately 20 tons of debris (approximately \$6,000 of

revenue to the Town). Jim Gordon stated what the direct costs to the Town would be for accepting this material: \$30/ton for the wood, \$47/ton for the shingles and \$10-15/ton for trucking. Selectman Haible noted how difficult it is to consider these types of requests from many different entities. Selectman Henderson suggested waiving a portion of the revenue the Town would receive in return for the value of the property as a public park. Selectman Haible moved, seconded by Chairman Alexander to allow the HHLT to dispose of the demo debris at the Transfer Station and to waive up to \$2,000 of the disposal costs; motion passed 3-0.

12. HCBC Contract Update: David Chipman reported that the contract is being reviewed by an attorney for HCBC and that HCBC expect a meeting next week. Selectman Henderson noted that the contract needs to be resolved prior to January's budget reconciliation.

13. Progress Report from Richard Newman Re: Wind Turbine Research: Richard Newman reported that he has performed a preliminary investigation regarding whether there is sufficient wind (at the Long Reach site on Town-owned property). Chairman Alexander suggested that the Town Administrator speak with UMASS regarding a possible wind study. Selectman Haible commented on the great information and work done by Mr. Newman and agreed that the subject is worth investigating. Selectman Haible asked for a recommendation from Mr. Newman on the best way to proceed; by contacting UMASS or installing an anemometer on the Town's proposed Communications Tower. Mr. Newman responded that there are a lot of questions and more research needed on the wind turbine topic. Mr. Newman stated UMASS receives funding from the Department of Energy for wind studies and he suggested the Town be in contact with them. The Board decided to consider the idea and discuss it again in the near future.

14. MCBDP Executive Committee Member: Selectman Henderson moved, seconded by Chairman Alexander to nominate Selectman Haible as the municipal representative on the MCBDP Executive Committee; motion passed 3-0.

15. Consider Process for Network Server: Administrator Eiane explained that RFP's had been sent to many computer companies and that multiple responses were received this afternoon. The Deputy Town Administrator, Selectman Henderson and the Cumberland County IT Director will review the responses and then a recommendation will be made to the Board in the form of a purchase order requisition; at which time the services of the selected company can be engaged. Chairman Alexander moved, seconded by Selectman Haible to authorize the Town Administrator to sign a contract with the selected vendor once the Selectmen have approved the purchase order requisition and that the procedure outlined in the October memo to the Board from Terri Sawyer be followed; motion passed 3-0.

16. Consider Resolution for Recreational Trails Grant Program: Chairman Alexander read the proposed resolution and moved, seconded by Selectman Haible to approve it; motion passed 3-0.

17. Authorization of the Warrant: Administrator Eiane recommended approval of warrant 57 and payroll warrant 48. Selectman Haible moved, seconded by Chairman Alexander to approve warrant 57 in the amount of \$202,220.84; motion passed 3-0. Chairman Alexander moved, seconded by Selectman Haible to approve payroll warrant 48 in the amount of \$13,070.34; motion passed 3-0.

18. Approval of the Minutes: Chairman Alexander moved, seconded by Selectman Haible to approve the minutes of October 18; motion passed 3-0. Chairman Alexander noted the the pipeline is an easement not a right-of-way.

19. Public Comment: Patty McGovern noted that everyone who attended the meetings for the Mitchell Field Master Plan should be thanked. Ms. McGovern commented that the public was not kept informed of all the

details in the proposal and with the Washburn & Doughty process. Kay Ogrodnik commented on the public hearing held on the two referendum questions and stated she is not in favor of the Cribstone Bridge utility relocation project. Selectmen Henderson noted that if the \$35,000 is approved, the next step for the utility relocation would be brought to a Town Meeting vote. Selectman Haible noted the Board brings opportunities to the public to vote on.

20. Adjournment: The meeting was adjourned by unanimous vote at 8:30 p.m.

Respectfully Submitted,

Terri-Lynn Sawyer